

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, CHARLES J. SPALLITTA, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Charles J. Spallitta Legal Owner
Address 24 Glen Alpine Road
Phoenix, Maryland 21131
Petitioner's Attorney Charles E. Brooks
Address 610 Bosley Avenue
Towson, Maryland 21204
296-2600

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of February, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1976, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

April 6, 1976

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of York Road, 46' S of Lincoln Street - 8th Election District
Charles J. Spallitta - Petitioner
NO. 76-192-X (Item No. 153)

Dear Mr. Brooks:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of York Road, 46' S of Lincoln Street- : DEPUTY ZONING
8th Election District : COMMISSIONER
Charles J. Spallitta - Petitioner :
NO. 76-192-X (Item No. 153) :
: OF
: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for an office building in a D.R. 16 Zone. The subject property is located on the west side of York Road, 48 feet south of Lincoln Street, in the Eighth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that the subject building is presently a vacant one-story frame dwelling, situated on 0.22 acres, more or less. The Petitioner wishes to utilize the dwelling as an office for his mechanical contracting business. Additional testimony was offered to the effect that there would be three employees, which is generally considered normal to office operations. No deliveries of contractor's hardware, materials, or similar supplies would be made to the subject location.

Further testimony, including that of Mr. David Horn, a qualified real estate appraiser, the Director of Planning, and comments submitted by the Baltimore County Zoning Plans Advisory Committee indicated that the recent widening of York Road and nearby business uses, make the proposed office building compatible with its surroundings. Also, it would not add appreciably to population density and traffic congestion.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 have been met and the Special

Exception for an office building should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of April, 1976, that the Special Exception for an office building should be and the same is GRANTED, from and after the date of this Order, subject to approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
West side of York Road 46 feet South : OF BALTIMORE COUNTY
of Lincoln Street, 8th District :
CHARLES J. SPALLITTA, Petitioner : Case No. 76-192-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

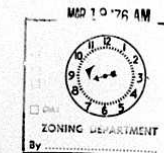
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1976, a copy of the foregoing Order was mailed to Mr. Charles J. Spallitta, 24 Glen Alpine Road, Phoenix, Maryland 21131, Petitioner.

John W. Hession, III



ORDER RECEIVED FOR FILING
DATE April 6, 1976
BY John P. Long

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. BALTIMORE, MD. 21236 (301) 668-1501

January 23, 1976

DESCRIPTION TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION FOR OFFICES IN A DR 16 ZONE AT 2330 YORK ROAD, 8TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME in a point on the west side of York Road, (80 feet wide) said point being situate 46 feet measured southerly along said west side of York Road from its intersection with the south side of Lincoln Street, 30 feet wide, thence leaving said point of beginning and bearing on said west side of York Road (1) South 12 degrees 18 minutes 00 seconds East 80.00 feet, thence leaving said west side of York Road and running the 3 following courses and distances, (2) South 77 degrees 42 minutes 00 seconds West 119.00 feet, more or less, thence (3) North 12 degrees 18 minutes 00 seconds West 80.00 feet and thence (4) North 77 degrees 42 minutes 00 seconds East 119.00 feet, more or less, to the place of beginning.

Containing 0.22 acres of land more or less

This description has been prepared for zoning purposes only and does not represent a description of conveyance.

John P. Long



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date March 5, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-192-X, Petition for Special Exception for an Office Building, West side of York Road 46 feet South of Lincoln Street, Petitioner - Charles J. Spallitta

8th District

Hearing: Monday, March 22, 1976 at 1:00 P.M.

The proposed use would be an appropriate one here.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:nb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MAY 20 1976

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 16, 1976

Charles E. Brooks, Esq.
610 Bosley Avenue
Towson, Maryland 21204

RE: Item 153
Special Exception Petition
Charles J. Spallitta -
Petitioner

Dear Mr. Brooks:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of York Road, 48 feet south of Lincoln Street, and is currently improved with a one-story frame dwelling with an interior mysteriously resembling an office building. As if by coincidence, the petitioner is requesting a Special Exception to permit an office use in this D.R. 16 zone. Properties on either side along York Road are improved currently with residential structures, yet it is clear that these residences will not withstand the commercial encroachment on both sides of York Road after its recent widening and improvement. Properties to the rear of the York Road frontage are zoned D.R. 3.5 and contain single family residential development.

Charles E. Brooks, Esq.
Re: Item 153
March 16, 1976
Page 2

The petitioner should note with particular interest the comments of the State Highway Administration concerning the required entrance with the Department of Traffic Engineering regarding York Road and its capacity problems, the Health Department concerning Jones Falls moratorium area, and the Project and Development Planning division as to other incidental yet important site planning considerations.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. HOGANS, JR.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning
Plans Advisory Committee

FTH:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

baltimore county
department of public works
TOWSON, MARYLAND 21204

March 17, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #153 (1975-1976)
Property Owner: Charles J. Spallitta
W/S York Rd., 48' S. Lincoln St.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for
office building.
No. of Acres: 0.22 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (MD. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the 12-foot residential alley adjacent to the rear of these several lots known as Lots 7, 8, 9 and 10, Block "D" as shown on the plat of "Timonium Heights", recorded W.P.C. 7, Folio 82.

Baltimore County has utility easement rights within the alley and an 8-inch public sanitary sewer therein (Drawing #69-0244, File 1). The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #153 (1975-1976)
Property Owner: Charles J. Spallitta
Page 2
March 17, 1976

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this dwelling. Additional fire hydrant protection may be required in the vicinity.

This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: Mr. Munchel

S-NE Key Sheet
57 NW 3 Pos. Sheet
NW 15 A Topo
51 Tax Map

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles J. Spallitta

Location: W/S York Rd. 48' S. Lincoln St.

Item No. 153 Zoning Agenda February 3, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

- (xx) 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Reincke* Noted and Approved: *James H. Morgan*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 2, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 153 - ZAC - February 3, 1976
Property Owner: Charles J. Spallitta
Location: W/S York Road 48' S Lincoln St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building
No. of Acres: 0.22
District: 8th

Dear Mr. DiNenna:

The requested special exception for offices is not expected to be a major traffic generator, but due to the existing capacity problem in the York Road Corridor any increase in traffic is undesirable.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate

MSF:nc

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 17, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #153, Zoning Advisory Committee Meeting, February 3, 1976, are as follows:

Property Owner: Charles J. Spallitta
Location: W/S York Rd. 48' S Lincoln St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building
No. Acres: 0.22
District: 8th

Metropolitan water and sewer are existing.

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb6

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

FEBRUARY 10, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. Franklin HOGANS

Re: Z.A.C. meeting 2-3-76
ITEM: 153
Prop. Owner: Charles J. Spallitta
Location: W/S York Rd. Rt. 45 48' S Lincoln St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building
No. Acres: 0.22
District: 8th

Dear Mr. DiNenna:

The minimum width for a commercial entrance is 25 feet. The plan must be revised accordingly. The entrance reconstruction must be done under permit from the State Highway Administration.

CL:gjc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
by: Mr. John E. Meyers



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

February 27, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #153, Zoning Advisory Committee Meeting, February 3, 1976, are as follows:

Property Owner: Charles J. Spallitta
Location: W/S York Road 48' S. Lincoln St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building
No. Acres: 0.22
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The minimum width for a commercial driveway is 25 feet. The plan must be revised to show the required width of the driveway and must be directly into the parking area. The parking area should show the large existing evergreen trees and these trees should be saved. The type of paving must be noted.

If the petition is granted, it should be for the existing building.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: February 3, 1976

Re: Item 153
Property Owner: Charles J. Spallitta
Location: W/S York Rd. 48' S. Lincoln St.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office building

District: 8th
No. Acres: 0.22

Dear Mr. DiNenna:

No bearing on student population.

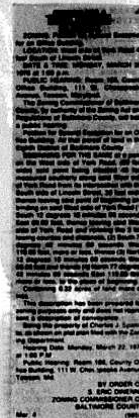
Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

M. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. BOTANIS
JOSEPH N. MCGOWAN
ALVIN LORECE
JOSEPH A. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WURFEL



THE TOWSON TIMES

TOWSON, MD. 21204

Mar. 4, 1976

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for a Special Exception-- Spallitta

was inserted in THE TOWSON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for ~~one~~ one successive

weeks before the 22nd day of March 1976 that is to say, the same

was inserted in the issues of March 4, 1976.

STROMBERG PUBLICATIONS, Inc.

By *Pat Smink*

PETITION FOR A SPECIAL EXCEPTION--IN DISTRICT
SOUNDING: Petition for Special Exception for an Office Building.
LOCATION: West side of York Road at 48' foot South of Lincoln Street.
DATE & TIME: Monday, March 22, 1976 at 1:00 P.M.
PUBLIC HEARING: Room 124, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Department of Baltimore County, will hold a public hearing for the purpose of considering the petition for a Special Exception for an Office Building.
All the power of said Board is hereby delegated to the Board of Commissioners of Baltimore County to consider the petition for the same at a public hearing to be held at the place and time above stated.
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Department of Baltimore County, will hold a public hearing for the purpose of considering the petition for a Special Exception for an Office Building.
All the power of said Board is hereby delegated to the Board of Commissioners of Baltimore County to consider the petition for the same at a public hearing to be held at the place and time above stated.
This description has been prepared for filing purposes only and does not constitute a description of the property.
Being the property of Charles J. Spallitta, as shown on 1968 plan filed with the Zoning Department.
Hearing Date: Monday, March 22, 1976 at 1:00 P.M.
Public Hearing: Room 124, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of the BOARD OF COMMISSIONERS, Baltimore County
Mar. 4

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 4, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ one successive week before the 22nd day of March, 1976, the first publication appearing on the 1st day of March 1976.

THE JEFFERSONIAN,

John L. Wimbley
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: MARCH 6, 1976
Posted for: Petition for Special Exception
Petitioner: CHARLES J. SPALLITTA
Location of property: W/S of York Rd. 48' S. of Lincoln St.
Location of Sign: FRONT 2330 YORK RD.
Remarks: Thomas K. Balaban
Posted by: Thomas K. Balaban Date of return: MARCH 12, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 20th day of Jan 1976. Filing Fee \$ 50 Received *Check*
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner *Spallitta* Submitted by *Brooks*
Petitioner's Attorney *Brooks* Reviewed by *ISA*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Charles J. Spallitta, Esq.
610 Rosely Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner: Charles J. Spallitta
Petitioner's Attorney: Brooks, Brooks & Turnbull, 610 Rosely Ave., Baltimore, Md. 21204
Reviewed by: *Franklin A. Hoggins, Jr.*
Franklin A. Hoggins, Jr.,
Chairman,
Zoning Advisory Committee

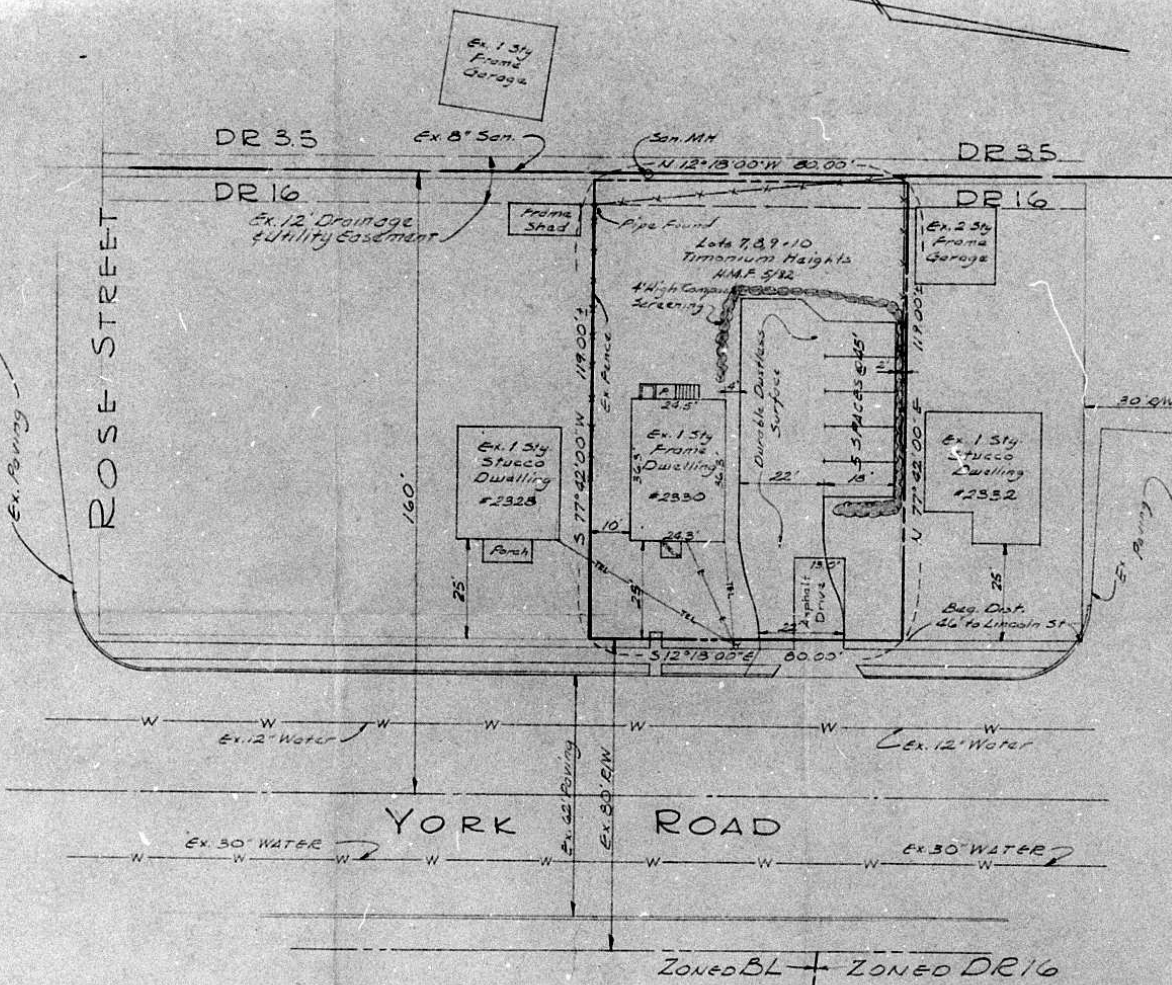


BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31644
DATE: Mar. 1, 1976 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Messrs. Brooks & Turnbull, 610 Rosely Ave., Towson, Md. 21204
FOR: Petition for Special Exception for Charles J. Spallitta #76-192-2
28449 MAR 2 5000MEX
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33313
DATE: April 5, 1976 ACCOUNT: 01-662
AMOUNT: \$42.75
RECEIVED FROM: Messrs. Brooks & Turnbull, 610 Rosely Ave., Towson, Md. 21204
FOR: Advertising and posting of property for Charles J. Spallitta #76-192-X
4897 APR 5 4275MEX
VALIDATION OR SIGNATURE OF CASHIER

ROSE STREET

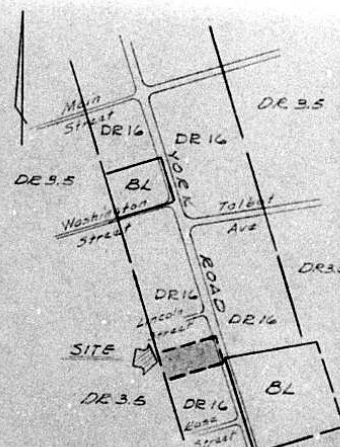
LINCOLN STREET



PLAT TO ACCOMPANY PETITION
for
SPECIAL EXCEPTION

(For Offices in DE 16)
8th Elect. Dist. Baltimore Co.

for
Charles J. Spallitto
24 Glen Alpine Rd
Phoenix Md



LOCATION PLAN

Scale 1"=200'

NOTES

1. EXISTING ZONING - DR 16
2. PROPOSED ZONING - DE 16 w/
SPECIAL EXCEPTION FOR OFFICES
3. EXISTING USE - Vacant
4. PROPOSED USE - OFFICES
5. Area of Prop. - 0.22 Ac ±
6. Office Area - 900 sq. ft.
7. Parking Req'd - 900 ± 300 = 3 spaces
8. Parking Provided - 3 spaces

MAP	3D
NO	15.9
SECTION	8
DATE	1-2-76
TITLE	SC
BY	NA
PROJECT	
BY	

old Plat



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236
(301) 668-1501

J. Carroll Hagan
DATE: Jan. 23, 1976 SCALE 1"=20'



ROSE STREET

LINCOLN STREET

DR 3.5

DR 3.5

DR 16

DR 16

Ex. 12' Drainage
& Utility EasementFrame
Shed

San. Man.

N. 12° 15' 00" W. 63.00'

Pipe Found
Lots 7, 8, 9 & 10
Tintonium Hightz
N.A.E. 5/82High Capacity
ScreeningEx. 1 Sty.
Stucco
Dwelling
#2328

Porch

Ex. 1 Sty.
Frame
Dwelling
#2330

Porch

Durable, Durable
SurfaceEx. 1 Sty.
Stucco
Dwelling
#2332

Porch

Bag Dist.
46 to Lincoln St.

Ex. 12' Water

Ex. 12' Water

Ex. 30' Water

Ex. 30' Water

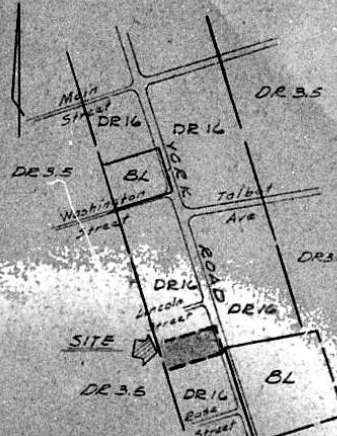
YORK ROAD

ZONED BL + ZONED DR 16

PLAT to ACCOMPANY PETITION
for
SPECIAL EXCEPTION

(For Offices in DR 16)

8th Elect. Dist. Baltimore Co.

for
Charles J. Spallitto
29 Glen Alder Rd
Phoenix MdLOCATION PLAN
Scale 1"=200'NOTES

1. EXISTING ZONING - DR 16
2. PROPOSED ZONING - DR 16 of SPECIAL EXCEPTION for OFFICES
3. EXISTING USE - Vacant
4. PROPOSED USE - OFFICES
5. Area of Prop. - 0.22 Acs
6. Office Area - 900 sq. ft.
7. Parking Regd. - 900+300 = 3 spaces
8. Parking Provided - 3 spaces

#153



Rev. 5-15-76 Ent. Fr. 25' Wide

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
6613 BELAIR ROAD / BALTIMORE, MD. 21236
(201) 666-1901J. Carroll Hagan
DATE: JUN. 23, 1976 SCALE 1"=20'